

204
87-302-SPH
PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

THE ESTABLISHMENT OF A NON CONFORMING USE FOR TWO BASEMENT APARTMENTS

LOCATED AT 2527 YORKWAY SINCE APPROX. 1946 AND ONE BASEMENT APARTMENT AT

2529 YORKWAY WHICH HAS BEEN IN EXISTANCE SINCE APPROX. 1946. THE USE HAS BEEN CONTINUOUS AND UNINTERRUPTED.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State
Legal Owner(s): YORKWAY PARTNERSHIP (Type or Print Name) BY Samuel Blibaum (Type or Print Name) Signature SAMUEL BLIBAUM - PARTNER (Type or Print Name) Signature Address 341 N. CALVERT STREET Baltimore Maryland 21202 City and State
Attorney for Petitioner: SAMUEL BLIBAUM (Type or Print Name) Signature Address 341 N. CALVERT STREET Baltimore Maryland 21202 City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: YORKWAY PARTNERSHIP (Type or Print Name) Name Address 341 N. CALVERT STREET Baltimore Maryland 21202 City and State
Attorney's Telephone No.: 685-0111

MAP SE 1E 4A
E. D. 12
200
1000
DR

Vertical stamp: 87-302-SPH, 12th Elec. Dist., 12th Elec. Dist., 12th Elec. Dist.

ORDER RECEIVED FOR FILING
Date 4/28/87
By Betty J. Blibaum
ESTIMATED LENGTH OF HEARING 1/2 HR. (over) 1 HR.
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS
OTHER
REVIEWED BY: RLM DATE 4/28/86

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

ARNOLD JABLON ZONING COMMISSIONER
JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

January 13, 1987

Samuel Blibaum, Esquire
341 North Calvert Street
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
N/S Yorkway, 98' W of the c/l of Leeway
(2527 and 2529 Yorkway)
12th Election District
Yorkway Partnership - Petitioner
Case No. 87-302-SPH

Dear Mr. Blibaum:

This is to advise you that \$72.55 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not pay the time it is placed by itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 29899
DATE 1/22/87
SIGN & POST TO BE RETURNED
AMOUNT \$ 72.55
RECEIVED FROM Yorkway Partnership, Maryland National Bank Bldg., 1414 Reisterstown Rd., Balto., Md.
ADVERTISING & POSTING COSTS RE CASE #87-302-SPH
FOR: B 0051*****7256: a264F
VALIDATION OR SIGNATURE OF CARRIER

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
N/S Yorkway, 98' W of the : OF BALTIMORE COUNTY
C/L of Leeway (2527 & 2529 :
Yorkway, 12th District :
YORKWAY PARTNERSHIP, Petitioner : Case No. 87-302-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 12th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Samuel Blibaum, Esquire, 341 North Calvert St., Baltimore, MD 21202, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR SPECIAL HEARING

12th Election District
Case No. 87-302-SPH

LOCATION: North Side of Yorkway, 98 feet West of the Centerline of Leeway (2527 and 2529 Yorkway)

DATE AND TIME: Tuesday, January 20, 1987, at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve a nonconforming use for two basement apartments located at 2527 Yorkway since approximately 1946 and one basement apartment at 2529 Yorkway since approximately 1946

Being the property of Yorkway Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION FOR SPECIAL HEARING : BEFORE THE
N/S Yorkway, 98' W of the : DEPUTY ZONING COMMISSIONER
c/l of Leeway :
(2527 and 2529 Yorkway) : OF BALTIMORE COUNTY
12th Election District :
Yorkway Partnership : Case No. 87-302-SPH
Petitioner :

The Petitioner herein requests a special hearing to approve the non-conforming use of two basement apartments located at 2527 Yorkway since approximately 1946 and one basement apartment at 2529 Yorkway since approximately 1946.

Testimony by and on behalf of the Petitioner indicated that as far as can be determined the two buildings in question were constructed about 1942 and each contained four apartments. Chris Lucas, the original owner, added two basement apartments to the building at 2527 Yorkway and one apartment and storage bins in the basement of the building at 2529 Yorkway. In 1972, Ms. Brown, currently of 1908 Tyler Road in Dundalk, purchased both apartment buildings from Mr. Lucas. Ms. Brown testified that the basement apartments were in continuous use from 1972 to 1981. On December 31, 1981, Mr. Samuel Blibaum, one of the partners of the petitioning Partnership, purchased the two buildings from Ms. Brown. Mr. Blibaum testified that the non-conforming use has been continuous to date. There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing held on this case and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, granting the approval requested would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of April, 1987, that the non-conforming use of two base-

ment apartments at 2527 Yorkway since approximately 1946 and one basement apartment at 2529 Yorkway since approximately 1946, be approved, and as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
Arnold Jablon
Zoning Commissioner

April 28, 1987

Samuel Blibaum, Esquire
341 N. Calvert Street
Baltimore, Maryland 21202

Dennis F. Rasmussen
County Executive

RE: Petition for Special Hearing
N/S Yorkway, 98' W of the c/l
of Leeway (2527 & 2529 Yorkway)
12th Election District
Case No. 87-302-SPH

Dear Mr. Blibaum:

Enclosed please find a copy of the decision rendered in the above-referenced case. Your Petition for Special Hearing has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:tjs
Enclosures
cc: People's Counsel

Zoning Description

Beginning on the north side of Yorkway 50 feet wide, at the distance of 98 feet west of the centerline of Leeway, Block 8, in the subdivision of Dundalk, Book No. 12 Folio 63. Also known as 2527 and 2529 Yorkway in the 12th election district.

ORDER RECEIVED FOR FILING
Date 4/28/87
By Betty J. Blibaum

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Date 4/28/87
By Betty J. Blibaum

BALTIMORE COUNTY FIRE DEPARTMENT
FIRE INSPECTION REPORT

DATE: 03.23.87 BOX#: 0.06-07 C.S.R.#: 87-205 DIST: 12 OCC: 422 TIME OF DAY: ND Pg 1 OF 1
ADDRESS: 2527 YORKWAY YORKWAY PARTNERSHIP SUITE/APT NO: 2122 ZIP CODE: 21222
OCCUPANCY NAME: YORKWAY PARTNERSHIP TELEPHONE: 685-0111 OWNER: MR. SAMUEL BLIBAUM
OCCUPANT: BUILDING OWNERS NAME AND ADDRESS: 341 N. CALVERT ST. BALTIMORE, MD. 21202

THE FOLLOWING ITEMS ARE VIOLATIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE:

10 EXITS	40 FIRE PROT. EQUIP.	70 HEATING APPLIANCES
11 INTERIOR FINISH	41 SPRINKLER SYSTEM	71 VENT PIPE
12 DOOR SWING	42 AUTO-EXTINGUISH SYSTEM	72 ENCLOSURE
13 LOCKS/LATCHES	43 PORTABLE EXTINGUISHER	73 VENTILATION
14 OBSTRUCTION	44 FIRE ALARM SYSTEM	74 CLEARANCE
15 EMERGENCY LIGHTS	45 FIRE DOORS	75 PORTABLE HEATER
16 EXIT SIGNS	46 STANDPIPES	79 MISCELLANEOUS
17 AISLES	47 SMOKE DETECTORS	80 BUILDING FEATURES
19 MISCELLANEOUS	48 WATER SUPPLY	81 INTERIOR FINISH
20 ELECTRICAL	49 MISCELLANEOUS	82 WALLS
21 COVER PLATE	50 COMPRESSED GAS	83 FLOORS
22 WIRING	51 CYLINDER SECURE	84 CEILINGS
23 EXTENSION CORD	52 SEGREGATED	89 MISCELLANEOUS
24 MULTIPLE PLUG	53 STORAGE	90 MISCELLANEOUS
25 DUST AND LINT	54 PROTECTED	91 HOUSEKEEPING
26 STORAGE	59 MISCELLANEOUS	92 F.D. CONNECTION
29 MISCELLANEOUS	60 STORAGE	93 FIRE LANES
30 FLAMMABLE LIQUIDS	61 CLEARANCE	94 CAPACITY
31 SAFETY CANS	62 AISLES	95 COOKING APPLIANCE
32 STORAGE	63 HIGH PILED	96 MOTOR VEHICLE
33 VENTILATION	64 GAS VALVES METERS	99 MISCELLANEOUS
34 ELECTRICAL EQUIPMENT	65 SEGREGATED	
39 MISCELLANEOUS	69 MISCELLANEOUS	

#	ACTION REQUIRED	LOCATION	COMPLETE
19	HAVE FURNACE CHECKED GIVING OFF HEAVY BLACK SMOKE AND LEAVING SOOT IN BASEMENT	BASEMENT OF 2527 YORKWAY	

REINSPECTION		REFERRAL	
DUE	COMPLETED BY	YES <input type="checkbox"/>	NO <input type="checkbox"/>
DUE	COMPLETED BY	YES <input type="checkbox"/>	NO <input type="checkbox"/>
INSPECTED BY	PP NO.	COPY RECEIVED	DATE
INSPECTED BY	PP NO.	COPY RECEIVED	DATE

FORM 145 PP REV. 4-84 DIST. WHILE INVESTIGATIVE SERVICES FOLLOW-SECTION FILE PINK-OCCUPANT
FEB 494-4533 STATION-494-2043

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

January 8, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 202, 203, 204, 205, 206, 207, and 208.

Very truly yours,
Michael S. Flannan
Traffic Engineer Associate II

MSF:11

BALTIMORE COUNTY FIRE DEPARTMENT
FIRE INSPECTION REPORT

DATE: 03.23.87 BOX#: 0.06-07 C.S.R.#: 87-205 DIST: 12 OCC: 422 TIME OF DAY: ND Pg 1 OF 1
ADDRESS: 2529 YORKWAY YORKWAY PARTNERSHIP SUITE/APT NO: 2122 ZIP CODE: 21222
OCCUPANCY NAME: YORKWAY PARTNERSHIP TELEPHONE: 685-0111 OWNER: MR. SAMUEL BLIBAUM
OCCUPANT: BUILDING OWNERS NAME AND ADDRESS: 341 N. CALVERT ST. BALTIMORE, MD. 21202

THE FOLLOWING ITEMS ARE VIOLATIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE:

10 EXITS	40 FIRE PROT. EQUIP.	70 HEATING APPLIANCES
11 INTERIOR FINISH	41 SPRINKLER SYSTEM	71 VENT PIPE
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33 VENTILATION	64 GAS VALVES METERS	99 MISCELLANEOUS
34 ELECTRICAL EQUIPMENT	65 SEGREGATED	
39 MISCELLANEOUS	69 MISCELLANEOUS	

#	ACTION REQUIRED	LOCATION	COMPLETE
19	HAVE FURNACE ROOM ENCLOSED	BASEMENT 2529 YORKWAY	

REINSPECTION		REFERRAL	
DUE	COMPLETED BY	YES <input type="checkbox"/>	NO <input type="checkbox"/>
DUE	COMPLETED BY	YES <input type="checkbox"/>	NO <input type="checkbox"/>
INSPECTED BY	PP NO.	COPY RECEIVED	DATE
INSPECTED BY	PP NO.	COPY RECEIVED	DATE

FORM 145 PP REV. 4-84 DIST. WHILE INVESTIGATIVE SERVICES FOLLOW-SECTION FILE PINK-OCCUPANT
FEB 494-4533 STATION-494-2043

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
DECEMBER 16, 1986
TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 204, Zoning Advisory Committee Meeting are as follows:

Property Owner: YORKWAY PARTNERSHIP (SAMUEL BLIBAUM, PARTNER)
Location: N/S YORKWAY, 98 FEET W OF CENTERLINE OF LEEWAY
District: 12TH

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built 28" on interior lot line shall require a fire or party wall. See Table 401, Section 1401, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or Mixed Use _____. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

Comments: A HEAD ROOM OF 7'6" IS REQUIRED, EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE WINDOW FOR RESCUE AND EMERGENCY EGRESS COMPLYING WITH SECTION 809.4. A MINIMUM 1 HOUR FIRE RATING SHALL SEPARATE ALL TENANTS AND ENCLOSE ALL REQUIRED STAIRWAY EXITS. EVERY UNIT

These abbreviated comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

SHALL HAVE ONE INDEPENDENT EXIT DIRECTLY OUTSIDE OR TO A PROTECTED CORRIDOR LEADING TO THE OUTSIDE. PLEASE SUBMIT DRAWINGS AS NOTED ABOVE IN ITEM #D.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: January 16, 1987

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-302-SPH

In view of the subject of this petition, this office offers no comment.

Norman E. Gerber, AICP
Director

NEG:JGH:sib

CPS-008

BALTIMORE COUNTY FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500
PAUL H. REINCKE
CHIEF
December 18, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Yorkway Partnership (Samuel Blibaum, Partner)
Location: N/S Yorkway, 98' W. of centerline of Leeway
Item No. 204 Zoning Agenda Meeting of 12/2/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: John F. O'Neill
Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 9, 1986

Samuel Blibaum, Esquire
341 N. Calvert Street
Baltimore, Maryland 21202

RE: Item No. 204 - Case No. 87-302-SPH
Petitioner: Yorkway Partnership
Petition for Special Hearing

Dear Mr. Blibaum:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer, Chairman
Zoning Plans Advisory Committee

JED:kkb
Enclosures

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

January 14, 1987

Re: Zoning Advisory Meeting of December 2, 1986
Item # 204
Property Owner: YORKWAY PARTNERSHIP
Location: (SAMUEL BLIBAUM, PARTNER)
N/S YORKWAY, 98' W. OF E. OF LEEWAY

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on _____.
- Landscaping: Must comply with Baltimore County Landscape Manual.
- The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Fees are re-evaluated annually by the County Council.
- Additional comments:

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

PETITION FOR SPECIAL HEARING
 12th Election District
 Case No. 87-302-SPH
 LOCATION: North Side of Yorkway, 98 feet West of the Corner of Leeway (2527 and 2529 Yorkway)
 DATE AND TIME: Tuesday, January 20, 1987, at 10:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing to consider a nonconforming use for two basement apartments located at 2527 Yorkway since approximately 1946 and one basement apartment at 2529 Yorkway since approximately 1946.
 Being the property of Yorkway Partnership, as shown on plat filed with the Zoning Office.
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
 By Order of
ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County
 1987 Jan. 1.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 1 19 87
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 1 19 87

THE JEFFERSONIAN,
Susan Studer Obrecht
 Publisher

Cost of Advertising
 24.75

PETITION FOR SPECIAL HEARING
 12th Election District
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 BY ORDER OF
ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle
 38 N. Dundalk Ave.
 Dundalk, Md. 21222
 January 9, 1987

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrgs. - P.O. # 84254 - REQ. #L98212 - 82 lines @ \$32.80. was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 2nd day of January 1987; that is to say, the same was inserted in the issues of Jan. 1, 1987

Kimbel Publication, Inc.
 per Publisher.
 By *K.E.O.*

PETITION FOR SPECIAL HEARING
 12th Election District
 Case No. 87-302-SPH
 LOCATION: North Side of Yorkway, 98 feet West of the Corner of Leeway (2527 and 2529 Yorkway)
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ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

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OFFICE OF
Dundalk Eagle
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Kimbel Publication, Inc.
 per Publisher.
 By *K.E.O.*

Samuel Blibaum, Esquire
 341 North Calvert Street
 Baltimore, Maryland 21202

December 19, 1986

NOTICE OF HEARING

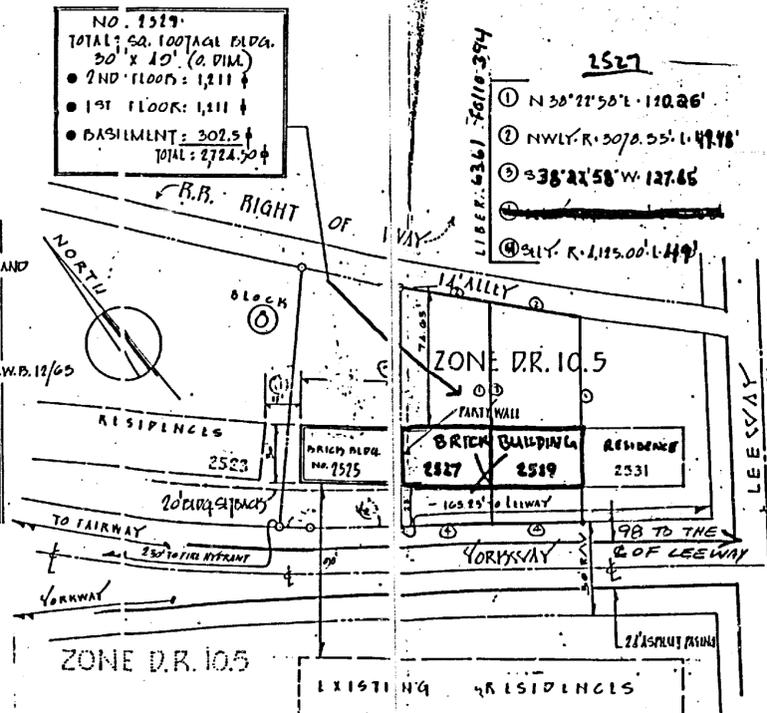
RE: PETITION FOR SPECIAL HEARING
 N/S Yorkway, 98' W of the c/l of Leeway
 (2527 and 2529 Yorkway)
 12th Election District
 Yorkway Partnership - Petitioner
 Case No. 87-302-SPH

TIME: 10:00 a.m.
 DATE: Tuesday, January 20, 1987
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

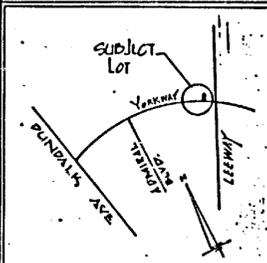
NO. 2527
 TOTAL # BLDG.
 30' x 49' (0.31) #
 ● 2nd Floor: 1211 #
 ● 1st Floor: 1211 #
 ● BASEMENT: 652 #
 TOTAL 3080 #

NO. 2529
 TOTAL # BLDG.
 30' x 49' (0.31) #
 ● 2nd Floor: 1211 #
 ● 1st Floor: 1211 #
 ● BASEMENT: 652 #
 TOTAL 3080 #

2527 YORKWAY BALTIMORE COUNTY, MARYLAND
 ● PLAT 105: ZONING SPECIAL HEARING
 ● OWNER: YORKWAY PARTNERSHIP
 ● ZONE: D.R. 10.5
 ● SUBDIVISION: PLAT NO. 1 OF DUNDALK RD. CO. B. 12/65
 ● DATE: 10-15-1986
 ● EXIST. UTILITIES: IN YORKWAY
 ● SCALE: 1" = 50'
 ● DWG BY: S. BLIBAUM
 ● DISTRICT: 12
 ● LOT SIZE BY ADDRESS:
 2527: 6,103.79 sq. ft. .14 ACRES
 2529: 5,767.90 sq. ft. .13 ACRES
 TOTAL: 11,871.69 sq. ft. .27 ACRES
 Basement 652 #



NOTE: NO PARKING DATA
 DUE TO NON-CONFORM USE.



VICINITY MAP
 NO SCALE
 2529
 1. N 38° 22' 59" E 114.16
 2. NWLY. R. 3075.5 L 49.42
 3. S 38° 22' 59" W 120.26'
 4. SWLY. R. 4125.00' L 49'

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 025708
 DATE: 12/19/86 ACCOUNT: 201-615-000
 AMOUNT: 100.00
 RECEIVED FROM: Samuel Blibaum
 FOR: Petition for Special Hearing
 VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 12 Date of Posting: 1-7-87
 Posted for: Special Hearing
 Petitioner: Yorkway Partnership
 Location of property: 2527-29 Yorkway
 Location of signs: Front of Property
 Remarks:
 Posted by: G.E. Esquire Date of return: 1-7-87
 Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 Your petition has been received and accepted for filing this 12th day of December, 1986.
 Petitioner: Yorkway Partnership Received by: James E. Dyer
 Petitioner's Attorney: Samuel Blibaum, Esquire Chairman, Zoning Plans Advisory Committee